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Lee Urban- Director of Planning and Development

Aaron Shapiro- Director of Housing and Neighborhood Services

Michael J. Nugent- Director of Inspections

April 12, 2005

John & Cheryl Kuntz
39 Hawthorne Street
Portland, Maine 04103

RE: 39 Hawthorne

CBL: 427-B-022

Certified Mail Receipt: 7002 2410 0000 8132 4617

Dear Mr. & Mrs. Kuntz:

An evaluation of your building permit application fails to comply with the following sections of the 2003 International Residential Building Code of the of the City of Portland:

R106.1.1 Information on construction documents: Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of work proposed and show in detail that it will conform to the provisions of this code. The construction documents submitted contain conflicting information regarding the size and type of structure to be built. The documents lack substantial structural information.

R106.2 Site Plan: The site plan originally submitted shows the structure located on the exact required setbacks, places the property at the maximum allowable lot coverage, and does not show complete footprints of structures with dimensions. As discussed with the property owner, a complete boundary survey of the property by a licensed surveyor must be completed due to the proximity of the setbacks and the lot coverage issue.

The above referenced permit application is denied pursuant to Section 105.3.1 An application with code compliant plans and a boundary survey of the property must be submitted with a new application in order to proceed with this project. Any construction activities started at this property will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 112.5 of the Amendments of the 2003 International Building/Residential Codes. An appeal must be filed within 10 days of receipt of this notice. Please feel free to contact me at 874-8706, if you wish to discuss the matter or have any questions.

Sincerely,

Tammy M. Munson
Code Enforcement Officer/Plan Reviewer
cc/Central File, Maine Wide Construction